

Client: 12303A The Springs - Common Area

Comp #: 103 Concrete - Repair

Quantity: Numerous Sq Ft

Location: Walkways and curbs throughout community

Evaluation: There is no expectancy to completely replace the concrete. Periodic repairs should be anticipated. Overall good conditions observed. Some cracks still noted. The association plans to treat repairs as an Operating expense.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 201 Asphalt - Resurface

Quantity: Approx 550,860 Sq Ft

Location: Streets throughout Phase 1 & 2; Driveway at the Storage Building

Evaluation: Streets were installed during 1996-2000. Some issues with the base have been reported. Moderate amount of larger cracks and some alligating noted. It is likely that some streets will require a complete remove and repave, while others will only need an overlay. Useful life assumes periodic patch work will be done.

Useful Life:
30 years

Remaining Life:
18 years



Best Case: \$771,200.00

Worst Case: \$991,500.00

\$1.40/Sq Ft; Estimate for combination of overlay and remove and repave

\$1.80/Sq Ft; Higher estimate for complete remove and repave

Cost Source: ARI Cost Database

Client: 12303A The Springs - Common Area

Comp #: 204 Asphalt - Patch/Repair

Quantity: Approx 550,860 Sq Ft

Location: Streets throughout Phase 1 & 2; Driveway at the Storage Building

Evaluation: The asphalt is failing in some areas. Alligatoring and larger cracks evident. Expect to remove and repave these areas rather than an overlay, to ensure the base is repaired if needed. The association received a bid during 2010 of \$22,253 to repave failing areas. Repairs should be anticipated during 2011.

Useful Life:
6 years

Remaining Life:
0 years



Best Case: \$19,300.00

\$1.75/Sq Ft; Estimate to remove and repave 2% of the total

Worst Case: \$24,800.00

\$2.25/Sq Ft; Higher estimate to remove and repave 2% of the total

Cost Source: Estimate Provided by Client

Comp #: 206 Asphalt - Crack Fill

Quantity: Approx 550,860 Sq Ft

Location: Streets throughout Phase 1 & 2; Driveway at the Storage Building

Evaluation: Streets were crack filled during 2007 for \$22,100. The association plans to crack fill separate from seal coating the streets. The association received bids during 2010 ranging from \$14,200-\$31,900 depending on whether the gaps between the concrete and asphalt are included.

Useful Life:
4 years

Remaining Life:
1 years



Best Case: \$19,300.00

\$0.035/Sq Ft; Estimate to crack fill

Worst Case: \$30,300.00

\$0.055/Sq Ft; Higher estimate

Cost Source: Estimate Provided by Client

Client: 12303A The Springs - Common Area

Comp #: 208 Asphalt - Seal/Repair

Quantity: Approx 550,860 Sq Ft

Location: Streets throughout Phase 1 & 2; Driveway at the Storage Building

Evaluation: The asphalt was last sealed during 2008 for \$35,500. Still in fair condition. Seal is wearing thin along the edges adjacent to the curbs. Seal coating is not scheduled to occur until after crack filling is completed. Seal coat asphalt surfaces periodically to prevent premature cracking and deterioration.



Useful Life:
4 years

Remaining Life:
2 years

Best Case: \$35,800.00

\$0.065/Sq Ft; Estimate to seal coat

Worst Case: \$46,800.00

\$0.085/Sq Ft; Higher estimate

Cost Source: Client Cost History

Comp #: 320 Street Lights - Replace

Quantity: (63) Lights

Location: Bordering streets throughout community

Evaluation: Street lights are leased through the power company. The association is not responsible to repair or replace them. No Reserve funding required.



Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Client: 12303A The Springs - Common Area

Comp #: 403 Mailboxes - Replace

Quantity: Numerous Clusters

Location: Bordering streets throughout community

Evaluation: Mailboxes are owned and maintained by the Post Office, not the association. No Reserve funding required.



Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 503 Metal Fences - Replace

Quantity: Approx 220 LF

Location: Southern part of community bordering Frontage Rd; Adjacent to entry/exit gates near gatehouse

Evaluation: Fences were installed during 1996. They appear to receive minimal moisture exposure. Observed to be stable and secure. No issues with rust noted. Long life component, however future replacement should still be anticipated. Repainting is included under component #1107 - Metal Fences.



Useful Life:
30 years

Remaining Life:
15 years

Best Case: \$5,500.00
\$25.00/LF; Estimate to replace

Worst Case: \$6,600.00
\$30.00/LF; Higher estimate

Cost Source: ARI Cost Database

Client: 12303A The Springs - Common Area

Comp #: 600 **Fountain Bed - Resurface**

Quantity: (1) Fountain

Location: Community entrance

Evaluation: This is a concrete fountain with a white painted surface. There is no expectancy for complete replacement of the concrete. Treat repairs and repainting the surface as an Operating expense. The decorative stone exterior should also be repaired when needed as an Operating expense.



Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 601 **Fountain Pump - Replace**

Quantity: (1) Pump

Location: Submerged in the fountain

Evaluation: Pump was reportedly installed during 2011. Actual cost is not clear. Cost may have been around \$600, with either labor or parts donated. Pump is submerged with limited access to inspect. Appears functional with no reported problems. Model: W-1408-11.



Useful Life:
10 years

Remaining Life:
10 years

Best Case: \$800.00
Estimate to replace

Worst Case: \$1,000.00
Higher estimate

Cost Source: ARI Cost Database

Client: 12303A The Springs - Common Area

Comp #: 602 Fountain Chlorine Feeder - Replace

Quantity: (1) Hayward 4.2

Location: Adjacent to fountain

Evaluation: Feeder was installed during 2011. Appears functional with no reported problems. Replacement cost is too small for Reserve designation. Replace when needed as an Operating expense.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 610 Monument - Refurbish

Quantity: (1) Monument

Location: Mounted to tower wall at the entry

Evaluation: Monument has (10) stamped, steel letters with a patina finish. They are securely attached and still in good condition. The letters typically will not wear out, but we normally recommend replacement to update or modernize the appearance. No Reserve funding has been allocated as previously requested by the association.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Client: 12303A The Springs - Common Area

Comp #: 703 Entry System - Replace

Quantity: (1) Sentex System

Location: Community entrance off Frontage Rd

Evaluation: System is original from 1996. Older and worn. The association has a warranty agreement which covers full replacement, except for vandalism or theft. However, the warranty can be canceled by either party with a 30 day written notice. It would still be prudent for the association to build Reserve funds towards the entry system.



Useful Life:
15 years

Remaining Life:
10 years

Best Case: \$4,200.00
Estimate to replace

Worst Case: \$5,000.00
Higher estimate

Cost Source: ARI Cost Database

Comp #: 705 Gate Operators - Replace

Quantity: (2) Elite Operators

Location: Community entry/exit gates

Evaluation: Original from 1996. Gates are left open all day, so operators receive limited use. Many parts have been repaired or replaced. The association has a warranty agreement which covers full replacement, except for vandalism or theft. It would still be prudent for the association to build Reserve funds towards the operators.



Useful Life:
15 years

Remaining Life:
10 years

Best Case: \$6,600.00
\$3,300/Operator; Estimate to replace

Worst Case: \$7,800.00
\$3,900/Operator; Higher estimate

Cost Source: ARI Cost Database

Client: 12303A The Springs - Common Area

Comp #: 708 **Vehicle Gates - Replace**

Quantity: (2) Gates, 32 LF

Location: Vehicle entry/exit gates at the gatehouse

Evaluation: Gates are original from 1996. They are still in good shape with no damages noted. There is no expectancy to replace the gates under normal circumstances. Replacement resulting from vehicle damage should be addressed as an insurance issue. Repainting is included under component #1107 - Metal Fences.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 910 **Gatehouse - Refurbish**

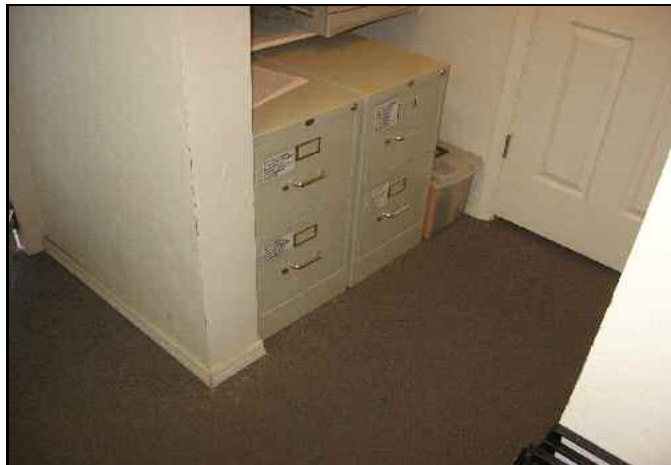
Quantity: Carpet & Paint

Location: Gatehouse interior

Evaluation: The gatehouse interior was repainted and new carpet was installed during 2000. Paint is chipping and scuff marks evident. Carpet is still in fair shape. This is not a manned gatehouse, so it receives minimal use. No Reserve funding has been allocated to refurbish the gatehouse interior, as previously requested by the association.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Client: 12303A The Springs - Common Area

Comp #: 911 Gatehouse - Remodel

Quantity: Desk & Blinds

Location: Gatehouse interior

Evaluation: For a complete remodel of the gatehouse interior, replacement of the built in desk and miniblinds should be anticipated. As previously requested by the association, no Reserve funding has been allocated. Future replacement of these items will be expensed with Operating funds when needed.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 912 Gatehouse Computer - Replace

Quantity: (1) Dell Computer

Location: Gatehouse interior

Evaluation: Computer was purchased during 2004 for approximately \$1,500. Some upgrades have been done since then, including more memory and a new screen. Computer prices have dropped since 2004. Replacement cost will vary depending on the amount of software upgrades required. Model: Dimension 4500.

Useful Life:
5 years

Remaining Life:
1 years



Best Case: \$900.00
Estimate to replace

Worst Case: \$1,200.00
Higher estimate

Cost Source: ARI Cost Database

Client: 12303A The Springs - Common Area

Comp #: 913 Gatehouse Copier - Replace

Quantity: (1) Canon PC920

Location: Gatehouse interior

Evaluation: Copier was reportedly purchased around 2000. Appears to receive limited use. The association may purchase a fax/copier combination when replacement eventually occurs. No problems reported at this time.

Useful Life:
10 years

Remaining Life:
1 years



Best Case: \$600.00
Estimate to replace

Worst Case: \$800.00
Higher estimate

Cost Source: ARI Cost Database

Comp #: 920 Gatehouse HVAC - Replace

Quantity: (1) Samsung A/C

Location: Gatehouse - roof and attic

Evaluation: System was installed during 2000. Appears functional with no reported problems. Unit receives minimal use. Future replacement should still be anticipated.

Useful Life:
15 years

Remaining Life:
4 years



Best Case: \$2,000.00
Estimate to replace

Worst Case: \$2,500.00
Higher estimate

Cost Source: ARI Cost Database

Client: 12303A The Springs - Common Area

Comp #: 1106 Metal Rails - Repaint

Quantity: Numerous LF

Location: Bordering washes and streets

Evaluation: Rails are repainted as-needed as an Operating expense. Some areas are in need of repainting, with chipping and rust evident. No Reserve funding has been allocated for repainting.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 1107 Metal Fences - Repaint

Quantity: Approx 250 LF

Location: Community entry/exit & southern part of community bordering Frontage Rd

Evaluation: This component provides funding to repaint the metal fence under component #503, along with the vehicle gates. Surfaces appear generally uniform and in good shape. Likely repainted during 2010. Repaint periodically to maintain the appearance and to inhibit rust.

Useful Life:
5 years

Remaining Life:
4 years



Best Case: \$1,350.00
Estimate to repaint

Worst Case: \$1,650.00
Higher estimate

Cost Source: ARI Cost Database

Client: 12303A The Springs - Common Area

Comp #: 1113 Stucco Walls - Repaint

Quantity: Approx 4,750 Sq Ft

Location: South & southwest perimeter of community

Evaluation: These walls appears to be in poor shape. Surfaces are severely stained, especially at the base. Recommend planning to repaint in the near future, not only to restore the appearance, but also to seal and protect the wall. These walls are less visible than the gatehouse area, so repainting is expected to occur less frequently.



Useful Life:
8 years

Remaining Life:
0 years

Best Case: \$2,470.00

\$0.52/Sq Ft; Estimate to repaint

Worst Case: \$3,040.00

\$0.64/Sq Ft; Higher estimate

Cost Source: Client Cost History for 2010 Gatehouse Repainting Project

Comp #: 1113 Stucco Walls - Repaint

Quantity: Approx 8,550 Sq Ft

Location: West perimeter of community bordering Frontage Rd

Evaluation: These walls were recently repainted with the gatehouse exterior. The association plans to repaint these walls with the gatehouse as one project. Repainting is included under component #1115.



Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Client: 12303A The Springs - Common Area

Comp #: 1115 Gatehouse Stucco Surfaces - Repaint

Quantity: Approx 18,460 Sq Ft

Location: Exterior stucco surfaces at the gatehouse & stucco walls bordering Frontage Rd

Evaluation: Surfaces were repainted during 2010 for approximately \$10,500. Observed to be uniform and in good condition. This is a high visibility area, so frequent repainting is expected.



Useful Life:
6 years

Remaining Life:
5 years

Best Case: \$9,600.00
\$0.52/Sq Ft; Estimate to repaint

Worst Case: \$11,800.00
\$0.64/Sq Ft; Higher estimate

Cost Source: Client Cost History

Comp #: 1116 Gatehouse Wood Surfaces - Repaint

Quantity: Approx 6,100 Sq Ft

Location: Gatehouse trim, fascia, and ceilings

Evaluation: Surfaces were repainted during 2010 for approximately \$1,250. Good conditions observed. Color is uniform with no discoloration noted. Recommend coordinating with repainting the gatehouse stucco surfaces if possible. Touch-ups between repainting intervals should be handled as an Operating expense.



Useful Life:
6 years

Remaining Life:
5 years

Best Case: \$1,150.00
Estimate to repaint

Worst Case: \$1,450.00
Higher estimate

Cost Source: Client Cost History

Client: 12303A The Springs - Common Area

Comp #: 1120 Maintenance Building - Repaint

Quantity: Approx 910 Sq Ft

Location: Exterior stucco surfaces of the HOA Storage & Maintenance building

Evaluation: This building has a color coat surface, it is not painted. The coating will eventually fade and need to be painted. Life span reflects paint, and the remaining life span reflects the color coat surface. Surface is original from 1996, and still in good shape.

Useful Life:
8 years

Remaining Life:
2 years



Best Case: \$550.00
\$0.60/Sq Ft; Estimate to repaint

Worst Case: \$730.00
\$0.80/Sq Ft; Higher estimate

Cost Source: ARI Cost Database

Comp #: 1301 Flat Roof - Replace

Quantity: Approx 275 Sq Ft

Location: Rooftop of the HOA Maintenance & Storage building

Evaluation: This building has a cap sheet roof. Original from 1996. The roof has an elastomeric coating and appears to be well maintained. Recoat the roof periodically as a maintenance expense. Future replacement should be anticipated. Roof was just recoated during 2010.

Useful Life:
20 years

Remaining Life:
5 years



Best Case: \$960.00
\$3.50/Sq Ft; Estimate to replace

Worst Case: \$1,240.00
\$4.50/Sq Ft; Higher estimate

Cost Source: ARI Cost Database

Client: 12303A The Springs - Common Area

Comp #: 1302 Flat Roof - Replace

Quantity: Minimal Sq Ft

Location: Rooftop of the Gatehouse office

Evaluation: The office section has a small, flat roof. Original from 1996. No access to inspect. This roof is protected by the main tile roof, so it never receives sun or weather exposure. Replacement is not anticipated at this time.



Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 1304 Tile Roof - Refurbish

Quantity: Approx 2,720 Sq Ft

Location: Rooftop of the Gatehouse

Evaluation: Installed during 1996. There is no expectancy to replace all of the tiles under normal circumstances. Replacement of the felt paper underlayment should be anticipated eventually. Life span will vary depending on the quality of underlayment installed. No issues observed or reported.



Useful Life:
30 years

Remaining Life:
15 years

Best Case: \$8,200.00

\$3.00/Sq Ft; Estimate to remove tiles, replace underlayment, reinstall tiles

Worst Case: \$10,900.00

\$4.00/Sq Ft; Higher estimate

Cost Source: ARI Cost Database

Client: 12303A The Springs - Common Area

Comp #: 1500 Trailer - Replace

Quantity: (1) Carry-On Trailer

Location: Adjacent to maintenance building

Evaluation: Trailer appears intact and in good shape. No signs of abuse noted. This is a single axle trailer. Long life component under normal circumstances. Future replacement should still be anticipated.



Useful Life:
20 years

Remaining Life:
14 years

Best Case: \$500.00
Estimate to replace

Worst Case: \$700.00
Higher estimate

Cost Source: Research at www.lowes.com

Comp #: 1510 ATV - Replace

Quantity: (1) ATV

Location: Community common areas

Evaluation: Purchased during 2005 for \$4,300. ATV was not located during our inspection. Assumed to be functional and in decent shape. Future replacement should be anticipated.

Useful Life:
10 years

Remaining Life:
4 years

Photo Not Available

Best Case: \$4,500.00
Estimate to replace

Worst Case: \$5,500.00
Higher estimate

Cost Source: Client Cost History

Client: 12303A The Springs - Common Area

Comp #: 1600 Recreation Building

Quantity: Building & Parking lot

Location: Center of community

Evaluation: The Green Valley Recreation (GVR) area is maintained by a separate entity from The Springs. The Springs is not directly responsible for maintenance of this facility or parking lot.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:
